



90 Oaklands, Llanelli, Carmarthenshire SA14 8DL £159,995

Welcome to Oaklands, Swiss Valley, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With a well-designed layout, the property boasts one inviting reception room, perfect for relaxation or entertaining guests. The bungalow features two spacious bedrooms, plus shower room. The absence of a chain simplifies the buying process, making it an ideal choice for first-time buyers or those looking to downsize. Set in a peaceful neighbourhood, this bungalow is well-positioned to enjoy the local amenities and the beautiful surroundings that Llanelli has to offer. Whether you are looking to create a cosy home or a serene retreat, this property is sure to meet your needs. Do not miss the chance to make this charming bungalow your own. Tenure Leasehold, We are advised the property will be Freehold upon completions, Council Tax Band C, Energy Rating D. No Chain



Entrance

Via uPVC double glazed door to side

Kitchen 9'54 x 12'6 approx (2.74m x 3.81m approx)

Textured ceiling, tiled walls to one side, dado rail, uPVC double glazed window to side, uPVC Patio Doors to front, tiled floor, wall and base units, eye level oven, four gas ring hob, space for dish washer, Space for washing machine, space for fridge freezer, sink with mixer tap over, door into

Hallway 3'6 x 6'61 approx (1.07m x 1.83m approx)

Textured ceiling, smoke detector, spot light, access to a fully boarded loft space, with pull down ladder, uPVC double glazed window to side, access to Combi Boiler

Lounge 10'5 x 15'8 approx (3.18m x 4.78m approx)

Smooth and coved ceiling, uPVC double glazed patio doors to front, radiator, feature fireplace

Bedroom One 8'69 x 12'4 approx (2.44m x 3.76m approx)

Textured ceiling, uPVC double glazed window to rear, radiator

Bathroom 5'28 x 6'80 aoorox (1.52m x 1.83m aoorox)

Textured ceiling, fully tiled walls to one side Perspex walls to other side, uPVC double glazed window to side, chrome towel heater, low level toilet, pedestal wash hand basin in vanity unit, walk in shower, Perspex walls around, tiled floor

Bedroom Two 9'68 x 8'06 approx (2.74m x 2.59m approx)

Textured ceiling, coving, uPVC double glazed window to rear, radiator

Garage

Up and Over Door, Window to side

External

To front: Enclosed Garden laid to Lawn, Driveway at side of Property, providing Off Road Parking

To Rear: Enclosed Rear Garden laid to Lawn, Patio Seating Area

Tenure

We are advised the Property is Leasehold, but Pending Freehold by end of January 2026

Energy Rating

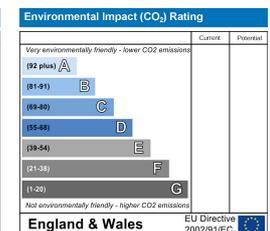
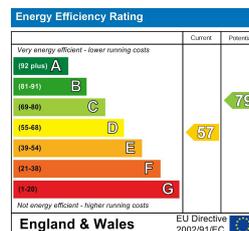
We are advised the Energy Rating is D

Council Tax Band

We are advised Council Tax Band is C

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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